



HOGARTH AVENUE, TILEHURST, READING, RG30
£450,000 FREEHOLD

A MODERN THREE BEDROOM DETACHED CHALET BUNGALOW

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DESCRIPTION:

This delightful three bedroom chalet bungalow was built in 2017 and is for sale with no chain complications. Finished to the highest of standards throughout this well presented home is conveniently located close to transport links and local amenities including; a range of local supermarkets, Calcot Golf Course, Prospect Park and the M4 at Junction 12. There is also direct bus access into Reading Town Centre on the number 1 bus which takes approximately 10 minutes.

The property is set behind double gates with off road parking for at least two cars. There is a low maintenance terrace garden, shed and utility area on the grounds. Internally, the flexible living accommodation comprises; an open plan living area, with a high specification fitted kitchen complete with a range of appliances, soft close drawers and innovative storage units. The kitchen offers access into the courtyard garden via a set of stable doors. The ground floor is completed by two bedrooms which can either be utilised as bedrooms or additional reception rooms and a bathroom complete with bath and separate shower. On the first floor there is a spacious master bedroom suite with a dressing area, walk-in wardrobe and ample eaves storage. This wonderful home further benefits from underfloor heating throughout.

AT A GLANCE

- Three Bedroom Detached Chalet Bungalow
- Built in 2017
- Set behind Private Gates
- Underfloor Heating Throughout
- Spacious Open Plan Living Space
- High Spec. Kitchen and Bathroom
- Two Ground Floor Bedrooms
- First Floor Master Bedroom Suite with Walk-in Wardrobe
- Off Road Parking and Low Maintenance Terrace Garden
- Shed and Utility Area
- No Chain Complications







GROUND FLOOR
APPROX. FLOOR
AREA 787 SQ.FT.
(73.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1085 SQ.FT. (100.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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